

Single Family Residence **RESIDENTIAL**

1769 GROUSE RUN CIR

ROSEVILLE, CA 95747

\$595,798 TopHap Estimate · \$321 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,858 ft²
LIVING AREA

0.13 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$596K

\$568K low

\$623K high

Last Sale

\$455,000 · Feb 20, 2020

Est. Owner Equity

\$0

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$4,437 (2025)
Assessed Value	\$507,555
Previous Assessed	\$497,603

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

40
WILDFIRE

57
HEAT

46
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 12, 2020	Resale	Grant Deed	\$455,000	\$245	\$465K
Feb 22, 2012	Quitclaim	Quit Claim Transfer			
Feb 22, 2012	Financing	Intrafamily Transfer			\$180K
Oct 23, 2006	Quitclaim	Quit Claim Transfer			
Aug 15, 2005	Resale	Grant Deed	\$465,000	\$250	\$348K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Coyote Ridge Elementary School	Elementary	KG–5	0.5 mi
Woodcreek High School	High	9–12	0.7 mi
Silverado Middle School	Middle	6–8	0.9 mi

District: Roseville Joint Union High School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95747

47 CRIME INDEX	85 AIR POLLUTION	80,171 POPULATION	\$128K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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